



SANGAMON COUNTY,  
ILLINOIS

FOR ZONING OFFICE USE ONLY

DATE FILED: \_\_\_\_\_

HEARING DATE: \_\_\_\_\_

DOCKET # \_\_\_\_\_

PARCEL NUMBER: \_\_\_\_\_

CO. BOARD MEMBER: \_\_\_\_\_ DISTRICT # \_\_\_\_\_

PETITION FOR:

\_\_\_\_\_ AMENDMENTS, \_\_\_\_\_ VARIATIONS,

\_\_\_\_\_ CONDITIONAL PERMITTED USES

Application Fee: \$250 first 5 acres / \$5 per additional acre or thereof

TO THE HONORABLE COUNTY BOARD OF SANGAMON COUNTY, ILLINOIS, AND TO THE ZONING BOARD OF APPEALS OF SANGAMON COUNTY, ILLINOIS:

Your Petitioner(s), \_\_\_\_\_, respectfully petitions the Sangamon County Board for the above referenced relief with respect to certain real estate situated in Sangamon County, Illinois, legally described as follows:

**See Exhibit A**

\_\_\_\_\_ 1/4 of Section \_\_\_\_\_, Township \_\_\_\_\_ North, Range \_\_\_\_\_ West Current \_\_\_\_\_

1. Petitioner is the \_\_\_\_\_ Property owner, \_\_\_\_\_ Contract purchaser or \_\_\_\_\_ Other (Corporation LLC)

(if other specify: \_\_\_\_\_ ) of the above described property

2. The common street address of said property is \_\_\_\_\_

3. Petitioner's Name \_\_\_\_\_

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

4. Property Owner's Name \_\_\_\_\_  
(if applicable)

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

5. Representative's Name \_\_\_\_\_  
(if applicable)

Address \_\_\_\_\_

Daytime Phone # \_\_\_\_\_

Email Address \_\_\_\_\_

6. The existing land use is. \_\_\_\_\_
7. The proposed land use is \_\_\_\_\_
8. Petitioner plans to modify the property as follows (explain and/or attach sketch):
- Construction \_\_\_\_\_
- Additions \_\_\_\_\_
- Division of Land \_\_\_\_\_
- Other \_\_\_\_\_
9. Is public water available on the site? Yes \_\_\_\_ No \_\_\_\_
- If yes, who is the provider? \_\_\_\_\_
10. Is public sanitary sewer available on the site? Yes \_\_\_\_ No \_\_\_\_
- If yes, who is the provider? \_\_\_\_\_
11. Give an explanation of why this request is being made: \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**PURSUANT TO CHAPTER 17.68 AMENDMENTS**

( ) NA

12. Petitioner and fee owner wish to have the property rezoned from \_\_\_\_\_ District to \_\_\_\_\_ District.
13. Explain why the rezoning is appropriate:
- (A) Are there similar nearby uses? \_\_\_\_\_
- \_\_\_\_\_
- (B) Is the same or more intense zoning classification present in the area? \_\_\_\_\_
- \_\_\_\_\_
- (C) Why is the existing classification inappropriate? \_\_\_\_\_
- \_\_\_\_\_
- (D) Is there a trend toward the type of use proposed? \_\_\_\_\_
- \_\_\_\_\_

**PURSUANT TO CHAPTER 17.66 VARIATIONS**

( ) NA

14. The following bulk requirement variances are requested (specify proposed yards to the nearest foot): \_\_\_\_\_

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15. Explain why the requested bulk requirement variance is appropriate:

(A) Can the land in question be put to a reasonable use if it is used in compliance with the ordinance? \_\_\_\_\_

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(B) Are there circumstances unique to the property, which are not applicable to other property in the area which justify the bulk requirement variance? \_\_\_\_\_

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(C) Would the granting of the bulk requirement variance cause any adverse impact on surrounding property or alter the essential character of the area? \_\_\_\_\_

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**PURSUANT TO CHAPTER 17.58 CONDITIONAL PERMITTED USES**

( ) NA

16. The following CPU is requested: \_\_\_\_\_

17. Explain why the CPU is appropriate:

(A) Is the CPU so proposed that the proposed location, design and method of operation will minimize the adjacent effects on the character of the surrounding area? \_\_\_\_\_

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(B) Is the CPU so proposed to be operated, designed and located so that the public health, safety, and welfare will be protected? \_\_\_\_\_

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(C) Will the CPU cause substantial injury to the value of other property in the vicinity in which it is located? \_\_\_\_\_

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(D) Special Findings for Conditional Permitted Uses pursuant to Section 17.58.080(D):

- (1) Fairgrounds, public or private outdoor recreation centers: Will the principal vehicle access for such use be located on a major thoroughfare or a secondary thoroughfare or within one-quarter mile of a major thoroughfare that such use is so located as to draw a minimum of vehicular traffic to and through minor and collector streets in residential areas?
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- (2) Manufactured home parks: Will the requirements of Chapter 17.48, Large Scale Developments, be met?
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- (3) Tourist homes, motels and hotels: Will the use be located within 400 feet of a major thoroughfare?
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- (4) Taverns and liquor stores: Will the following distances be maintained: 1) schools – 100’ from the property line of the school to the property line of the tavern or liquor store; 2) churches – 100’ from the church building to the tavern or liquor store building; 3) residences – 100’ from the tavern or liquor store property line to the residential structure or institutional care facility?
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- (5) Adult-use cannabis business establishments: Will the following distances be maintained from the principal structure of an adult-use cannabis business establishment to the property line of a use defined in Chapter 17.04 as a “sensitive area”?
- i) Adult-use cannabis craft grower – 1,500 feet;
  - ii) Adult-use cannabis cultivation center – 1,500 feet
  - iii) Adult-use cannabis dispensing organization (dispensary) – 250 feet
  - iv) Adult-use cannabis infuser organization (infuser) – 1,500 feet
  - v) Adult-use cannabis processing organization (processor) – 1,500 feet
  - vi) Adult-use cannabis transporting organization (transporter) – 1,500 feet
- \* On-premise consumption of cannabis at cannabis dispensing organizations and smoking lounges in unincorporated Sangamon County is prohibited.
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Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**REQUIRED DOCUMENTS**

- ☐ Legal Description (May be obtained at the Sangamon County Recorder’s Office)
- ☐ Letter of property owner(s) consent and notarized (stating all owners listed on property are in agreement of the petition)
- ☐ If not the property owner; a form of consent is required (i.e. contract or lease agreement)
- ☐ Corporation Members (if applicable)
- ☐ Site Plan
- ☐ Business Plan (if applicable)
- ☐ Parking Plan (if applicable)
  - o Type of Surface Material: \_\_\_\_\_
  - o Number of Spaces: \_\_\_\_\_
  - o Total Square Footage: \_\_\_\_\_
- ☐ Petitioner Checklist